

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-18206 - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST

**** CONDITIONS ****

The Planning Commission (4-1/bg/1/rt vote) and staff recommend DENIAL.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18208), Variance (VAR-18210), and Special Use Permit (SUP-19129) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 11/17/06 except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a zero foot landscape buffer along the east property line and along a portion of the south property line where an eight foot wide buffer is required; a five foot wide buffer along a portion of the south property line where eight feet is required; a six foot wide buffer along the west property line where eight feet is required; a one foot wide buffer along the north property line where 15 feet is required adjacent to a public Right-of-Way.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the changes herein: Screening shall be provided along all residential property lines in accordance with Title 19 Section 19.08.050.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18208 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a 123,669 square foot expansion of an existing automobile service facility located on 9.34 acres at 400 South Decatur Boulevard, south of Meadows Lane.

The proposal includes Waivers of perimeter landscaping requirements to allow a zero foot landscape buffer along the east property line and along a portion of the south property line where an eight foot wide buffer is required; a five foot wide buffer along a portion of the south property line where eight feet is required; a six foot wide buffer along the west property line where eight feet is required; and a one foot wide buffer along the north property line where 15 feet is required adjacent to a public Right-of-Way. Companion items to this request include a Rezone (ZON-18208), Special Use Permit (SUP-19129), and Variance (VAR-18210). The existing structure was constructed in 1978.

Planning staff considers the proposed expansion as inappropriate for this area of the city. The project site is directly west of existing senior/retirement multi-family residential development to the west and within a one half mile radius of single family dwellings northwest along Meadows Lane. The project design does not meet the urban design standards of Title 19.08.050. The bulk and scale of the structure is more suitable within an industrial zoned area of the city. Furthermore, significant average daily vehicle trips will result with implementation of the project. Staff recommends denial of the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/01/94	The City Council accepted at the request of the applicant, a Withdrawal without Prejudice a request (Z-0030-74 (6)) for a Review of Condition to allow commercial access onto Brush Street on property located on the south side of Meadows Lane approximately 650 feet west of Decatur Boulevard.
04/16/86	The City Council considered and approved the Plot Plan Review for the Meadows School expansion. The Planning Commission and staff recommended approval. The Meadows School ceased operations at this location in June 1988.
03/20/85	The City Council considered and approved the Plot Plan Review for the Meadows School Project. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval.
05/16/84	The City Council considered and approved the Plot Plan Review (Z-30-74) to operate a private elementary school on property located approximately 600 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval.

11/03/76	The Board of City Commissioners considered and approved a request for a Plot Plan Review (Z-30-74) for a body shop and paint room at 444 South Decatur Boulevard. The Planning Commission and staff recommended approval.
08/01/74	The Board of City Commissioners considered and approved a request for Reclassification of Property (Z-30-74) located south of the westerly prolongation of Michael Way. The Planning Commission and staff recommended approval.
02/22/07	The Planning Commission recommended denial of companion items ZON-18208, VAR-18210 and SUP-19129 concurrently with this application. The Planning Commission voted 4-1/bg/1/rt to recommend DENIAL (PC Agenda Item #23/ja).
<i>Related Building Permits/Business Licenses</i>	
None	
<i>Pre-Application Meeting</i>	
01/09/07	A Pre-application was held with the applicant. Planning staff advised the applicant of the requirement for a Site Development Plan Review and Development Impact Notice and Assessment (DINA) application.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	9.34 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Automotive	GC (General Commercial)	Split Zoned: C-2 (General Commercial) R-1 (Single Family Residential)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Residential	H (High Density Residential)	R-PD42 (Residential Planned Development 24 Units Per Acre)
East	Commercial	SC (Service Commercial)	C-2 (General Commercial)
West	Residential	MLA (Medium Low Attached Residential)	R-2 (Medium-Low Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment	X		Y*
Project of Regional Significance		X	Y

* In accordance with Ordinance No. 5227 a DINA was prepared for the project to address the potential increase in Average Daily Trips (ADT) that may result with implementation of the proposed rezone and commercial development.

DEVELOPMENT STANDARDS

The following Title 19 - Section 19.08 Commercial Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 lineal feet	680 lineal feet	Y
Min. Setbacks			Y
• Front	20	27	
• Side	10	38	
• Corner	15	115	
• Rear	20	55	
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 percent	38 percent	Y
Max. Building Height	NA	26 feet	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

The following Title 19 Section 19.12 Landscape Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/6 uncovered space 1 Trees/6 landscape island	130 Trees 130 Trees = 130 landscape islands	None	N
Buffer: Min. Trees	1 Trees/20 Linear Feet Adjacent to residential	32 Trees (West property line) 27 (South property line)	None None	N N
	1 Trees/30 Linear Feet Adjacent to commercial	21 Trees (East property line) 23 Trees (North property line)	None 7	N N
TOTAL			7	N
Min. Zone Width	15 feet (adjacent to Right-of-Way) 8 feet (interior lot lines)		1 feet along the north property line 0 feet (east and south property lines) 5 feet (along a segment of the south property line) 6 feet (along the west property line)	N* N N N
Wall Height	8 feet (adjacent to residential) 6 feet (adjacent to commercial)		None	N

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
	154,875	5 plus 1 space per 200 sf gfa	779	16	509	8	N
SubTotal							
TOTAL (including handicap)			779		509		N
Loading Spaces			4		4		Y

Waivers		
Request	Requirement	Staff Recommendation
Reduction in landscape buffer zone widths: <ul style="list-style-type: none"> • 0 feet along a 170 foot segment of the south property line • 0 feet along the east property line • 6 feet along the west property line • 1 feet along the north property line 	8 feet	DENIAL
	8 feet	DENIAL
	8 feet	DENIAL
	15 feet	DENIAL

ANALYSIS

The project proposes the construction of a one story 123,669 square foot addition to an existing 31,206 one story auto service facility on a 9.34 acre parcel.

- **General Plan and Zoning**

The General Plan designated land use for the entire project site is GC (General Commercial) with the underlying zoning split as 7.8 acres of the project site is categorized as C-2 (General Commercial) and the remainder of the 9.34 acre site zoned R-1 (Single family Residential). The C-2 (General Commercial) zone is consistent with the General Commercial land use plan designation. An Auto Paint and Body Repair Shop is a

permitted use under a Special Use Permit. A request to change the R-1 (Single

Family Residential) zoning to a C-2 (General Commercial) zone designation shall be considered with this request (ZON-18208). Development surrounding the project site includes commercial to the north and east and southeast, and residential to the west and south.

- **Site Plan and Elevations**

The project site is developed with an existing one story 31,206 square-foot Auto Paint and Body Repair Shop. The project as proposed will expand the current facility with a one-story 123,699 square-foot addition resulting in a 154,905 square foot structure. The expansion is a monolithic design containing minimal architectural features to offset bulk and scale. The building is designed with service bays that will be oriented towards a public Right-of-Way (ROW) - Meadows Lane. In accordance with Title 19 Special Use Permit conditions for Automobile use service bays are not permitted to open toward the ROW. As such, a companion (SUP-19129) shall be considered with this request with a Waiver request to relieve the project of this requirement. An existing combination brick wall and chain link fence ranging in height from 6-12 feet borders the project site.

- **Parking**

The existing use contains 1,053 parking spaces and the proposal would eliminate 547 parking spaces. A Variance (VAR-18210) request to reduce the minimum required parking from 779 spaces shall be considered with this application.

- **Landscaping - Waivers**

The proposal includes requests to waive Title 19 Landscape Standards including reductions of landscape buffer zones along all property lines and associated perimeter landscaping. Parking lot landscaping and pedestrian open space required under Title 19 is not proposed. Both elements could assist the project in alleviating the visual effect of the vast structure and parking areas from adjacent residential. Staff is unable to support the Waiver request as an alternative landscape design has not been proposed which could reduce the effect of the development upon adjacent residential uses.

- **Development Impact Notification and Assessment (DINA) - Traffic**

The proposal has the potential to result in impacts to street operations and intersections as the project exceeds the City of Las Vegas DINA Threshold of Significance for traffic. Pursuant to City Ordinance No. 5227, a project is deemed to be a Project of Significant Impact if it is a commercial or industrial facility generating more than 3,000 Average Daily Trips (ADT). A Traffic Analysis Report was prepared for the project in November 2006 (Solaegui Engineers, Ltd.) and is available for review at the Planning and Development Department. The report determined that the expansion will result in the generation of 4,115 ADT with 253 morning peak hour trips and 242 trips during the afternoon peak hour.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The bulk and scale of the proposal is considered too intense and incompatible with existing adjacent residential uses. The project provides minimal landscape and screening elements that could reduce the perception of the proposed monolithic structure to a human scale. The project is more suitable within a manufacturing and/or industrial zoned area of the city.

- 2. The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is consistent with the land use designation of the General Plan and underlying commercial zone. The project design, bulk and scale, and minimal landscaping are inconsistent with Title 19.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Adequate vehicular access is provided to the project site via Meadows Lane. The proposed project will result in the generation of 4,100 Average Daily Trips (ADT) and may impact street and intersection operations along Meadows Lane and South Decatur Boulevard.

- 4. Building and landscape materials are appropriate for the area and for the City;**

Building materials are appropriate for this type of development. The minimal amount of landscaping proposed is inappropriate for this area of the City.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The elevation and overall scale of the proposed structure is considered uncomplimentary for this area of the city. The project does not address the architectural design requirements of Title 19 nor provides insufficient landscaping and screening from adjacent residential.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Intensification of the current use has the potential to adversely affect the existing senior living/residential uses directly west of the project site as perimeter screening, parking lot landscaping, and architectural elements to reduce the bulk and scale of the building are absent from the site design and elevations. Furthermore, ADT generated from the expansion may impact street operations on adjacent roadways and intersection of Meadows Lane at South Decatur Boulevard. As the proposal does not meet the intent of the General Plan and urban design standards of Title 19, the project may impact the quality of life for residents within the immediate vicinity.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 298 by Planning Department

APPROVALS 0

PROTESTS 1